



The Barque Westminster

3915 West 73rd Ave Westminster, CO 80030
City of Westminster & Ed Knudson
Regular
GMP Budget
Tuesday, April 29, 2025

Bid Tab #	Division ID	Bid Tab Name/Description		Core and Shell	Tenant Improvements	Lump Sum Total	Cost per GSF	% of Total	Subcontractor	Notes	# of Bidders
1	01 00 00	General Requirements		\$ 178,280.87	\$ 17,577.29	\$ 195,858.16	\$ 46.63	4.93%	WCG GC/GR		1
2	01 10 00	Final Cleaning		\$ 16,300.00	\$ -	\$ 16,300.00	\$ 3.88	0.41%	WCG		1
3	02 21 00	Surveying		\$ 13,223.75	\$ -	\$ 13,223.75	\$ 3.15	0.33%	WCG		1
4	02 40 00	Selective Demolition		\$ 78,610.21	\$ -	\$ 78,610.21	\$ 18.72	1.98%			9
5	03 30 00	Concrete		\$ 61,510.85	\$ -	\$ 61,510.85	\$ 14.65	1.55%			7
6	04 00 00	Masonry		\$ 127,545.93	\$ -	\$ 127,545.93	\$ 30.37	3.21%	Phoenix Masonry		2
7	05 00 00	Metals		\$ 198,010.80	\$ -	\$ 198,010.80	\$ 47.15	4.99%	RK Steel		1
8	06 10 00	Rough Carpentry		\$ 44,606.96	\$ 6,600.00	\$ 51,206.96	\$ 12.19	1.29%	WCG		1
9	06 20 00	Finish Carpentry		\$ -	\$ 132,104.39	\$ 132,104.39	\$ 31.45	3.33%			2
10	07 00 00	Thermal and Moisture Protection		\$ -	\$ -	\$ -	\$ -	0.00%	N/A		1
11	07 20 00	Metal Panels		\$ -	\$ -	\$ -	\$ -	0.00%	N/A		1
12	07 40 00	Roofing / Flashing / Trim		\$ 225,483.63	\$ -	\$ 225,483.63	\$ 53.69	5.68%	Stonebrook		3
13	07 92 00	Joint Sealants		\$ 12,500.00	\$ -	\$ 12,500.00	\$ 2.98	0.31%	WCG		1
14	08 10 00	Doors, Frames, Hardware		\$ 76,799.40	\$ 4,170.00	\$ 80,969.40	\$ 19.28	2.04%			1
15	08 40 00	Glazing		\$ 57,600.00	\$ -	\$ 57,600.00	\$ 13.71	1.45%	WCG		1
16	09 29 00	Gypsum Board Systems		\$ 15,426.64	\$ 43,379.28	\$ 58,805.92	\$ 14.00	1.48%	Yakima		2
17	09 40 00	Tile and Flooring		\$ 63,633.28	\$ 45,004.53	\$ 108,637.81	\$ 25.87	2.74%			9
18	09 51 13	Acoustical Panel Ceilings		\$ -	\$ 5,113.37	\$ 5,113.37	\$ 1.22	0.13%	All Area Acoustics		2
19	09 90 00	Painting and Coatings		\$ 91,849.36	\$ -	\$ 91,849.36	\$ 21.87	2.31%	Paint Balm		1
20	10 00 00	Specialties		\$ 12,800.00	\$ 8,500.00	\$ 21,300.00	\$ 5.07	0.54%	Dynamic Specialties		3
21	11 00 00	Equipment		\$ -	\$ -	\$ -	\$ -	0.00%	N/A		1
22	12 00 00	Furnishings		\$ -	\$ 1,405.95	\$ 1,405.95	\$ 0.33	0.04%	Ultra Clean Blinds		2
23	14 00 00	Conveying Systems		\$ -	\$ -	\$ -	\$ -	0.00%	N/A	N/A	1
24	21 00 00	Fire Suppression		\$ 53,533.64	\$ -	\$ 53,533.64	\$ 12.75	1.35%	Pye Barker		6
25	22 00 00 & 23 00 00	Mechanical and Plumbing		\$ 538,592.88	\$ -	\$ 538,592.88	\$ 128.24	13.56%	Cole		8
26	26 00 00	Electrical, Fire Alarm and Low Voltage		\$ 402,184.98	\$ -	\$ 402,184.98	\$ 95.76	10.13%	Conduct All		5
27	27 00 00	Low Voltage		\$ -	\$ -	\$ -	\$ -	0.00%	N/A		1
28	31 00 00	Earthwork		\$ 56,821.65	\$ -	\$ 56,821.65	\$ 13.53	1.43%	SWI		1
29	31 25 00	Erosion Control		\$ 35,432.41	\$ -	\$ 35,432.41	\$ 8.44	0.89%	SWI		1
30	32 12 16	Asphalt Paving		\$ 31,866.62	\$ -	\$ 31,866.62	\$ 7.59	0.80%	Colorado Pavement Solutions		1
31	32 13 13	Site Concrete & Site Pavers		\$ 20,023.06	\$ -	\$ 20,023.06	\$ 4.77	0.50%			2
32	32 17 23	Pavement Markings		\$ 2,200.00	\$ -	\$ 2,200.00	\$ 0.52	0.06%	WCG Plug		1
33	32 31 19	Site Improvements		\$ 47,748.54	\$ -	\$ 47,748.54	\$ 11.37	1.20%	Taylor Fence		1
34	32 80 00 & 32 90 00	Landscaping and Irrigation		\$ -	\$ -	\$ -	\$ -	0.00%	N/A	N/A	1
35	33 00 00	Utilities		\$ 213,609.43	\$ -	\$ 213,609.43	\$ 50.86	5.38%	SWI		1
Subtotal Direct Costs				\$ 2,676,194.88	\$ 263,854.81	\$ 2,940,049.69	\$ 700.01	74.03%			83
General Conditions				\$ 371,339.04	\$ 36,611.53	\$ 407,950.57	\$ 97.13	10.27%			
General Liability Insurance				\$ 37,227.46	\$ 3,670.38	\$ 40,897.84	\$ 9.46	1.00%			
Builders Risk Insurance				\$ 33,504.72	\$ 3,303.34	\$ 36,808.06	\$ 8.51	0.90%			
Building Permit & Plan Fee				\$ 11,694.16	\$ 1,152.97	\$ 12,847.13	\$ 3.06	0.32%			
Project Software				\$ 6,700.94	\$ 660.67	\$ 7,361.61	\$ 1.26	0.13%			
Use Tax				\$ 41,213.40	\$ 4,063.36	\$ 45,276.77	\$ 2.27	0.24%			
Payment & Performance Bonds				\$ 26,705.70	\$ 2,633.00	\$ 29,338.70	\$ 6.99	0.74%			
Subtotal w/ Markups				\$ 3,204,580.31	\$ 315,950.06	\$ 3,520,530.37	\$ 828.48	87.64%			
Design Contingency				\$ 96,137.41	\$ 9,478.50	\$ 105,615.91	\$ 24.86	2.63%			
Unforeseen Conditions Allowance				\$ 64,091.61	\$ 6,319.00	\$ 70,410.61	\$ 0.21	0.02%			
Construction Contingency				\$ 96,137.41	\$ 9,478.50	\$ 105,615.91	\$ 24.86	2.63%			
Owner Controlled Contingency				\$ 96,137.41	\$ 9,478.50	\$ 105,615.91	\$ 24.86	2.63%			
Total Direct Cost				\$ 3,557,084.15	\$ 350,704.57	\$ 3,907,788.71	\$ 903.47	95.55%			
Warranty Reserve				\$ 16,752.36	\$ 1,651.67	\$ 18,404.03	\$ 4.25	0.45%			
Contractor Fee				\$ 148,909.85	\$ 14,681.51	\$ 163,591.36	\$ 37.82	4.00%			
CONSTRUCTION GRAND TOTAL				\$ 3,722,746.36	\$ 367,037.75	\$ 4,089,784.11	\$ 945.55	100.00%			